



Walnut Ridge

Community Newsletter



Winter 2015



Walnut Ridge Community Association

Newsletters are also available online at www.walnutridgeonline.org

A Word from the President – Winter '15-'16

Greetings and Happy Holidays!

Our community has witnessed a productive year under the new management of ProCom. Leslie Ochs (management representative) has done well to make the transition as seamless as possible. Regular monthly Board of Directors meetings have been well attended. Thanks to the dedication of those members, Walnut Ridge continues to maintain its attractive appearance and fiscal solvency.

Road/speed bump repair and curb/parking striping have been scheduled for the 16th – 18th of this month. A new landscaping company has been contracted for 2016 grounds maintenance and an aggressive plan of needed tree maintenance has been budgeted and is in the works. The annual maintenance inspection performed earlier this year identified a significant amount of deficiencies. I wish to thank all those that responded to correction notices. Cooperation of residents continues to be the key element in our effort to maintain an attractive community, coupled with increasing appraised property resale values. For those owners that did not respond –

(Continued on page 2)



Reminder to Homeowners!

**Your next quarterly association
assessment payment is due January 1st**

**If you see something, say something
Call 1-800-492-TIPS (8477)**

Annual Meeting Has Been Re-Scheduled

When: Wednesday, January 20, 2016

Where: Broadneck High School
1265 Green Holly Drive
Annapolis, MD 21409

Time: 6:30 pm

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please be informed that a Spring 2016 Maintenance Inspection will take place. Increased focus will be placed on those homes that remain in non-compliance. In most cases, your home is the most significant single investment of a lifetime. Individual property values will definitely be adversely impacted by homes that do not meet the minimum architectural guidelines of the community. As opportunity presents itself, please make every effort to proactively act to protect your investment.

In closing, I would like to take a moment to acknowledge the tragic and senseless loss of life resulting from the violence that continues to plague our world. At times like these, vigilance and the reporting of any observed unusual activity to the proper authorities is a civic duty. Let us all do our part to make this a safer world. Wishing you all good health, happiness, and a prosperous New Year!

Sincerely,

Ed Rose, President

Association Assessments are due on:

- January 1st
- April 1st
- July 1st
- October 1st



Message From the Treasurer

I would like to wish everyone a Happy Holiday Season. We have been enjoying a mild fall and I'm praying for a mild winter. As your treasurer I wanted to send out a quick note on the 2016 budget which was approved at the November 18th meeting. As you may have already heard, there will be no increase in assessments in 2016.



As a result of some cost savings this year, we have been able to direct additional funds toward replenishing our reserves. The last couple of winters have seen snow fall much greater than the average. This caused snow removal expenses to be much greater than budgeted. To stay on top of all of our bills, Walnut Ridge had been taking withdrawals from its reserves. With the increased contributions to reserves starting in 2016 we should make up for those withdrawals in the next couple of years. The Walnut Ridge community is almost 30 years old and it is at the age when a community's infrastructure starts to break down. (Warning: if your roof hasn't been replaced, it's 30 years old too.) It's important to have the funds available to handle major repairs as they occur.

I wanted to add that Walnut Ridge Community Association is a financially healthy homeowners association. I work in the industry and I see an entity that is in excellent condition. Legally it is all of our money being invested to maintain our community. A well-maintained community improves all of our property values.

Thank you,

Peter Giguere, CPA



Special Thanks

The Editor would like to thank the following Walnut Ridge friends who give of their time in order to bring you the Walnut Ridge Newsletter:



Ed Rose, Peter Giguere, Ziggi Nickel, Michelle Henderson, Jim Brady, and of course, "The Wanderer." Thank you!

Meetings of the Board of Directors

Board of Directors meetings are held on the third Wednesday of each month (except for July and December). Meetings begin at 6:30 pm and are held at Broadneck High School. Residents are encouraged to attend the monthly Board meetings. Note: If you plan to attend a meeting, please call ProCom Management (410-721-0777) to confirm the meeting date, time and location.

Hose Bib Winterizing

What is a “hose bib,” you might ask, and why does it need to be winterized?



A hose bib is the faucet or spigot located on the outside of your home that you attach your garden hose to.

Why does it need winterizing? If not winterized properly, your pipes may be at risk for freezing and subsequently leak, causing costly repairs.

How should you prepare your hose bib for winter?

- Remove the hose from the hose bib. Side note: This is a good time to completely drain your garden hose and store it for the winter.
- Close inside valves supplying outdoor hose bibs. (This is normally located on the other side of the wall of the hose bib sometimes in a utility or laundry room, under the kitchen sink or in a basement.)
- Once the water is shut off to the hose bib, open the outside hose bib to allow water to drain.
- Keep the outside valve open so that any water remaining in the pipe can expand without causing the pipe to break.

Holiday Pet Safety

As pet owners, our pets rely on us to keep them safe. Here are just a few tips to keep your pet safe this holiday season.



Poinsettia, Holly, Mistletoe, Christmas cactus, and many types of lilies are poisonous to pets. Avoid having these plants in your house. Think about using artificial plants instead.

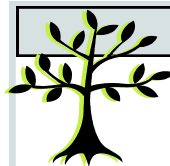
Be sure your Christmas tree is securely anchored so it does not fall or tip over. If you have a live tree, be sure your pet does not drink the tree water, as it may contain chemical treatments or even fertilizer. Be sure your ornaments and lights are placed high on your tree so they are not accessible to your pet.

Since cats love to play with ribbon and tinsel, avoid using these decorations as they can be swallowed and can cause life-threatening intestinal obstruction that might require major surgery.

Try to keep your pet on their regular diet during the holidays. Avoid giving them food from the table that might cause an upset stomach. Never give your pet turkey and/or chicken bones, as these bones can splinter and cause intestinal blockages and perforations.

Spring Forward!

Daylight Saving Time will begin at 2:00 a.m. on Sunday, March 13, 2016. Remember to set your clocks *ahead* one hour. Don't forget to change the batteries in your smoke detectors too!



Contact Us

If you have a request, idea or an issue you'd like to bring before the Board of Directors, please put it in writing. Send email to board@walnutridgeonline.org or send by snail mail to Walnut Ridge Community Association, Inc., c/o Professional Community Management, Inc., 400 Serendipity Drive, Millersville, MD 21108.

*Walnut Ridge
A Great Place to Call Home!*

Front Foot Assessment Invoices

Some homeowners will be receiving (or have already received) a bill from either J & W Utilities or Rudder Management (former contact was CLT Utilities). These bills, also known as "front foot assessments" or "front foot benefit fees," represent the annual charge (for a term of 30 years, beginning at the inception of our community) to pay back the costs incurred by the developer for the installation of water and sewer lines in our community. Unless this assessment has been paid in full, either by you or the previous homeowner, **you, as the homeowner, are responsible for this yearly bill** until the expiration of 30 years from the completion of the community or until approximately the year 2020. Note, **this is not a bill for quarterly water usage.**

Contact information for each of these companies is listed below:

J&W Utilities, Inc.
3027 Bennett Point Road
Queenstown, MD 21658
410-827-8516
jacqwill1@yahoo.com

Rudder Management, Inc. (NEW!)
(former contact was CLT Utilities)

P.O. Box 1475
Severna Park, MD 21146
410-647-7929
info@ruddermanagement.com

Lint Check!

Clothes Dryer Safety

Fact - According to the National Fire Protection Association, the leading cause of home clothes dryer fires is failure to clean them. Fires of this nature are easily prevented by regular cleanings.



Make cleaning your dryer a regularly-scheduled maintenance program for your home. Always remove lint from your lint filter before and/or after each load of laundry. Remove lint that has collected around the drum. Make sure that the air exhaust vent pipe is not restricted and the outdoor vent flap will open when the dryer is operating. If you notice that your clothes are taking longer than normal to dry, clean the lint out of the vent pipe. Most home improvement stores will sell lint cleaning kits and/or long brushes that will make it easier. There are also dryer lint removal services that will do it for you.

Always follow the manufacturer's operating instructions and don't overload your dryer. Turn the dryer off if you leave home or when you go to bed. To perform a thorough cleaning of your dryer, inside and out, be sure to turn off and unplug the dryer before cleaning! More information on clothes dryer safety may be found at www.nfpa.org/education.



WALNUT RIDGE REAL ESTATE

Active Listings:

1356 Hazelnut - \$209,900
1342 Almond - \$224,900
1368 Almond - \$205,000
1335 Hazelnut - \$199,990
408 Peach - \$199,999

Average List Price - 207,958



Recent Home Sales:

447 Peach - \$266,500.
1338 Hazelnut - \$227,500

Average Sale Price - \$247,000



Statistics courtesy of: Ziggi Nickel, Long & Foster Realtors 410-544-4000
and taken from MRIS (Metropolitan Regional Information Services)

Broadneck Community Library Happenings!



1275 Green Holly Road, Annapolis, Maryland 21409 (410.222.1905)

Hours: Monday through Thursday: 9 am to 9 pm, Friday and Saturday: 9 am to 5 pm.

Did you know that you can borrow an e-Reader from the Library? For more information call the Broadneck Branch at 410-222-1905) or visit <http://www.aacpl.net/research-learn/ereaders-available>.

Learn to use eReaders. New to downloadable books, audio books and magazines? Get help with your devices and learn how to use the library's free downloadable collections. Please bring your device. First-come, first-served. Please call the Broadneck Branch at 410-222-1905 for an appointment.



Star Wars invades the library! *Saturday, February 6 from 10 am to noon.* Bring your cameras, wear your costumes and beware: The Galactic Empire will descend upon us! Sponsored by 501st Legion Old Line Garrison.



Broadneck Needlecrafters *Mondays, January 4 and February 1 at 7 pm.* Sewing, knitting, needlepoint and crochet - bring it all and more. Meet old friends and new as we teach and learn from each other. **For adults.**



Income Tax Assistance. AARP Income Tax Assistance for Seniors and Low-and Middle-Income Residents. *Tuesdays February 2, through April 12, 2016 from 1 to 3 pm.* Drop-in service requires no registration and is available on a first-come, first-served basis. Self-service electronic filing is available using the library computers.



All you need is love the Library will supply everything else to make a special decoration or Valentine. *Saturday, February 13 from 10 am to 4 pm.* **For children.**

Visit <http://www.aacpl.net> or call the Broadneck Branch at 410-222-1905 for lots more exciting events.

Board of Directors

The Board of Directors of Walnut Ridge Community Association consists of homeowners who volunteer their time to serve Walnut Ridge.

Contact the Board by email at:
board@walnutridgeonline.org

Officers

President: Ed Rose
Vice President: Laura Richardson
Secretary: Joey Schneider
Treasurer: Peter Giguere

Members at Large

Michelle Henderson
Ziggi Nickel
Gloria Petit-Clair

Property Management

Leslie Ochs, Association Manager
Professional Community Management, Inc.
400 Serendipity Drive
Millersville, MD 21108
410-721-0777 ext. 146
LOchs@procomgt.com
www.procomgt.com



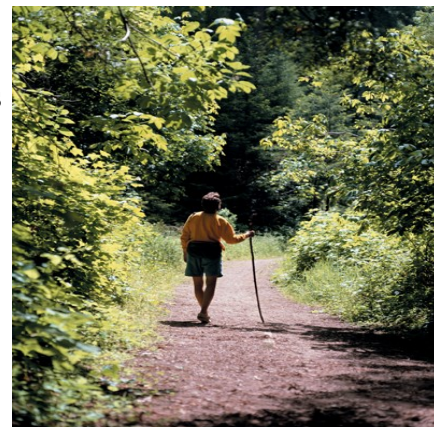
A Word From The Walnut Ridge Wanderer

The Walnut Ridge Wanderer reports on various observations around the community. To preserve anonymity, the identity and gender of the Wanderer will not be revealed. (However, I will say that this Editor is not the Wanderer.)

The scheduling of the quarterly edition of the Walnut Ridge Newsletter sometimes presents a dilemma - especially this issue. The deadline for this article will be before Christmas - which is fine. That gives me the chance to comment on the beauty of the season, the holiday decorating and the madness of holiday shopping and to wish everyone a happy holiday season.

The part about the madness of holiday shopping and preparations presents the dilemma. Cars will be coming in and out of the community making trips to the mall, the grocery store and wherever you hang out at this time of year. The times of your departures and return from your work will probably change.

So, when I received the URGENT NOTICE: Striping, Pothole, Speed Bumps and Yellow Curb Project, my stomach went into knots and my head throbbed. I remembered the last time this happened. It was not a pretty picture. But it was pretty funny looking back on it.



So what should I write about? The beauty of the upcoming holiday or the chaos that we just survived? I'm going with both topics.

Yes, we have a beautiful community, especially at holiday time. Yes, we have wonderful residents who survived the brief inconvenience and are probably laughing about it. I hope you took some good photos. I forgot to do that last time.

Enjoy your holidays,

Walnut Ridge Wanderer



Holiday Almonds



Ingredients:

1/2 cup packed brown sugar
1 teaspoon apple pie spice or pumpkin pie spice
1/2 teaspoon curry powder
1/4 teaspoon salt
1 tablespoon egg white
2 cups blanched almonds

Instructions:

In a small bowl, combine brown sugar and seasonings; set aside. In another bowl, whisk egg white until foamy. Add almonds; toss to coat. Add spice mixture; toss to coat.

Spread on a greased foil-lined baking sheet. Bake at 325° for 20-25 minutes or until lightly browned, stirring occasionally. Cool completely. Store in an airtight container. Makes 2 cups.

IMPORTANT NUMBERS

AA County—Main Number.....	410-222-7000
AA County FIRE—EMERGENCY	911
AA County Fire —Non-Emergency.....	410-222-8300
AA County POLICE—EMERGENCY	911
AA County Police —Non-Emergency	410-222-8050
AA County Health Nuisance Complaints	410-222-7364
AA County Department of Public Works	410-222-7940
AA County Department of Public Works/Waste Management	410-222-6100
Animal Control (Animal Complaints : Strays, Barking, etc.).....	410-222-8900
Annapolis City POLICE	410-268-9000
Anne Arundel Medical Center (HOSPITAL).....	443-481-1000
BGE—All Calls	800-685-0123
BGE—Report Power Outage	877-778-2222
Broadneck Library	410-222-1905
Broadstripe Cable (formerly Millennium)	410-987-9300
Bulk Item/Waste Removal	410-222-6104
Cable—Broadstripe (formerly Millennium)	410-987-9300
Cable—Comcast Cable	800-266-2278
Cape St. Claire Volunteer Fire Department	410-757-3434
Comcast Cable	800-266-2278
Department of Public Works.....	410-222-7940
Department of Public Works/Waste Management.....	410-222-6100
Environmental Health	410-222-7364
Health Nuisance Complaints	410-222-7364
J&W Utilities	410-827-8516
Management Company	410-721-0777
Maryland State Police Headquarters	410-653-4200
North County Towing	410-573-1682
	or 410-674-4221
Post Office—Legion Avenue.....	410-573-0953
Poison Control	800-492-2414
Professional Community Management (ProCom)	410-721-0777
Recycling & Yard Waste	410-222-6100
Rudder Management, Inc.	410-647-7929
Salvation Army (Donated Items Pickup)	410-263-4019
Towing—North County Towing	410-573-1682
	or 410-674-4221
Trash Pickup Problems	410-222-6104
Water and Sewer Bills.....	410-222-1144
Water & Sewer Emergencies (no water).....	410-222-8400

The Walnut Ridge Community Newsletter is published quarterly and is a volunteer effort by residents of Walnut Ridge. If you would like to submit an idea for an article, please send an email to the Editor at editor@walnutridgeonline.org. The Editor reserves the right to print and/or edit all text. Articles are published on a space-available basis, and will be edited for relevancy and appropriateness.